

SOLICITATION OF PROFESSIONAL SERVICES

STATE OF NEW JERSEY
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C)

NEW PROJECT
DPMC NUMBER: C0939-00
RENOVATIONS TO MID-STATE CORRECTIONAL FACILITY
JOINT BASE MCGUIRE-DIX-LAKEHURST
WRIGHTSTOWN, BURLINGTON COUNTY, NJ

THE DPMC IS SEEKING TO ENGAGE THE SERVICES OF AN ARCHITECTURAL FIRM AND CONSULTING TEAM TO RESTORE MID-STATE CORRECTIONAL FACILITY TO FULL OPERATIONAL STATUS.

MID-STATE CORRECTIONAL FACILITY WAS BUILT IN 1972 BY THE U.S. GOVERNMENT AS A MEDIUM-SECURITY MILITARY PRISON. THE NEW JERSEY DEPARTMENT OF CORRECTIONS (DOC) PURCHASED THE FACILITY IN 1982. THE FACILITY OPERATED AS A FUNCTIONING CORRECTIONAL FACILITY UNTIL JUNE 2014 BUT IS CURRENTLY UNOCCUPIED. THIS PROJECT WILL RENOVATE THE FACILITY AND RESTORE IT TO FULL OPERATIONAL STATUS.

THE DOC CONTRACTED WITH THE VAUGHN COLLABORATIVE TO STUDY THE FACILITY AND MAKE RECOMMENDATIONS FOR IMPROVEMENTS. THE FULL REPORT FROM THE VAUGHN COLLABORATIVE WITH RECOMMENDATIONS AND COST ESTIMATES IS SHOWN AS EXHIBIT D TO THE SCOPE OF WORK. THIS REPORT WILL BE USED BY THE SUCCESSFUL CONSULTING FIRM AS A GUIDE TO RENDER ITS OWN OPINION AND MAKE RECOMMENDATIONS FOR RENOVATIONS.

THE SUCCESSFUL CONSULTANT WILL ALSO INVESTIGATE THE FOLLOWING ITEMS NOT ADDRESSED IN THE VAUGHN REPORT: THE COST EFFECTIVENESS OF REPLACING THE ROOFING SYSTEM WHILE HVAC REPLACEMENT IS ONGOING, THE REMOVAL OF HAZARDOUS MATERIALS SUCH AS ASBESTOS FLOOR TILES AND PCB CONTAMINATION IN SOME AREAS OF THE SITE, THE CAPACITY OF THE EXISTING ELECTRICAL SYSTEM TO HANDLE THE NEW EQUIPMENT RESULTING FROM THIS PROJECT, THE FEASIBILITY OF CONNECTING GUARD TOWER 1 AND THE NEW TRAILER TO EXISTING SANITARY LINES AND THE COST TO CONNECT THE FACILITY TO NATURAL GAS.

THE SCOPE OF WORK FOR THIS PROJECT CAN BE OBTAINED VIA THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

THE CONSULTANT SHALL BE A FIRM PREQUALIFIED WITH THE DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C) IN ARCHITECTURE (DISCIPLINE CODE P001) WITH A DOLLAR RATING OF \$15 MILLION OR GREATER. THE FIRM SHALL HAVE IN-HOUSE CAPABILITIES OR SUB-CONSULTANTS PREQUALIFIED WITH THE DPMC IN ELECTRICAL ENGINEERING (DISCIPLINE CODE P002), HVAC ENGINEERING (DISCIPLINE CODE P003), CIVIL ENGINEERING (DISCIPLINE CODE P005), FIRE PROTECTION ENGINEERING (DISCIPLINE CODE P010), ENVIRONMENTAL ENGINEERING (DISCIPLINE CODE P011), ESTIMATING/COST ANALYSIS (DISCIPLINE CODE P025), AND ALL OTHER ARCHITECTURAL, ENGINEERING AND SPECIALTY DISCIPLINES NECESSARY TO COMPLETE THE PROJECT AS DESCRIBED IN THE SCOPE OF WORK.

PRELIMINARY TECHNICAL PROPOSALS (DPMC 48B), AN ORIGINAL AND FIVE (5) COPIES, ARE DUE TO DPMC NO LATER THAN 2:00 P.M., THURSDAY, SEPTEMBER 11, 2014 AND SHALL BE SUBMITTED TO THE ATTENTION OF CATHERINE DOUGLASS, CONSULTANT SELECTION COORDINATOR, CONTRACTS & PROCUREMENT, DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION, 33 WEST STATE STREET, 9TH FLOOR PLAN ROOM, P.O. BOX 034, TRENTON, NEW JERSEY 08625-0034. SUBMISSIONS RECEIVED AFTER 2:00 P.M., THURSDAY, SEPTEMBER 11, 2014 WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY PREQUALIFIED WITH DPMC IN ARCHITECTURE WITH A DOLLAR RATING OF \$15 MILLION OR GREATER MAY SUBMIT. ALL JOINT VENTURE FIRMS MUST BE

SEPARATELY PREQUALIFIED IN ARCHITECTURE WITH AT LEAST ONE FIRM HAVING A DOLLAR RATING OF \$15 MILLION OR GREATER.

PLEASE NOTE THERE IS A MAXIMUM 50-PAGE LIMIT FOR PRELIMINARY TECHNICAL PROPOSALS (FORM 48B) SUBMITTED FOR THIS PROJECT. SUBMISSIONS EXCEEDING THE 50-PAGE LIMIT WILL NOT BE CONSIDERED.

PRELIMINARY TECHNICAL PROPOSAL FORMS (48B) ARE ALSO AVAILABLE ON THE DPMC WEB SITE AT WWW.STATE.NJ.US/TREASURY/DPMC.

ALL SUB-CONSULTANT(S) PARTICIPATING ON YOUR PROJECT TEAM MUST BE SEPARATELY PREQUALIFIED BY DPMC IN THE DISCIPLINE(S) FOR WHICH THEY WILL BE PROVIDING PROFESSIONAL SERVICES. IF NOT CURRENTLY PREQUALIFIED, A COMPLETED PREQUALIFICATION APPLICATION MUST BE RECEIVED BY SEPTEMBER 11, 2014. PLEASE VISIT THE DPMC WEBSITE AT WWW.STATE.NJ.US/TREASURY/DPMC TO OBTAIN A PREQUALIFICATION APPLICATION (FORM 48A) OR CONTACT THE PREQUALIFICATION UNIT AT (609) 984-6979.

THE CONSULTANT SELECTION COMMITTEE FOR THIS PROJECT WILL EVALUATE THE PRELIMINARY TECHNICAL PROPOSALS BASED UPON: DEMONSTRATION OF THE FIRM / PROJECT TEAM'S ORGANIZATION, AND THE FIRM / PROJECT TEAM'S EXPERIENCE ON PROJECTS OF A SIMILAR SIZE AND NATURE INCLUDING RENOVATION OF CORRECTIONAL INSTITUTIONS. PROJECT APPROACH, SCHEDULE, AND COST ESTIMATING/BUDGET CONTROL WILL ALSO BE INCLUDED FOR REVIEW OF THE TECHNICAL PROPOSALS.

INTERESTED FIRMS THAT MEET THE PREQUALIFICATION CRITERIA MAY OBTAIN AN RFP PACKAGE BY CONTACTING CATHERINE DOUGLASS OF DPMC AT (609) 777-3094 OR BY E-MAIL TO CATHERINE.DOUGLASS@TREAS.STATE.NJ.US.

ALL COMPETING FIRMS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF P.L. 1975, C. 127 (N.J.A.C. 17:27), REGARDING NON-DISCRIMINATION REQUIREMENTS IN THE PERFORMANCE OF STATE CONTRACTS AND P.L. 2005, C. 51 CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS.

RICHARD M. FERRARA, ASSISTANT DEPUTY DIRECTOR
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DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION
STATE OF NEW JERSEY
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